

***Shadow Lake Village
Minutes for the Business Meeting
May 24, 2007***

Call to order 9:30 am

Flag Salute:

Roll Call:

Trustees:

- *David Anderson*
- *Margaret Mary Bambury*
- *Kevin Byrne*
- *Roger Nicholson*
- *Peter Sgaramella*
- *Cathleen Sullivan*
- *Warren Van Nosedall*
- *Angela Vullo(excused)*
- *Anna Yurko*

General Manager & Community Manager:

- *Dan Cavalli*
- *Jennifer Allen*

Maintenance Manager:

- *Mike Hynes*

Approved 6/27/2007

Resident Attendance:

FINAL COPY WILL INCLUDE ATTENDANCE

Approval of Minutes:

Motions to approve preliminary drafts of the minutes for the April 19, 2007 Workshop Mtg. and the April 26, 2007 Business Mtg. were made by Dave Anderson/Peter Sgaramella and Dave Anderson/Margaret Mary Bambury, respectively. All board members present voted in favor.

Treasurer's Report:

By Warren Van Nosedall:

- *Warren reviewed the Operating budget for the first 4 months of 2007 and the Operations fund history from 2001-2006. (attached)*
- *Roger Nicholson thanked Warren for his years and countless hours of dedicated work he put in and for the excellent job he did as Treasurer.*

Administration Report:

By Dan Cavalli:

- *Charger Electric replaced the 2 dimmer switches that were causing feedback through the speakers. We temporarily replaced them with toggle switches as new dimmers would have cost \$250 a piece and we wanted to make sure this fixed the problem. As there seems to be an issue, we had Glen of CSAV visit with some Board members this morning.*
- *The pool area has been power washed by our crew while American Pool scraped and painted the pool walls. The chemicals have been moved to the outer storage area to prevent the chlorine from corroding our electrical breakers in the electric room. We passed our inspection with the health official from Middletown on Wednesday. Our electrical inspection is on Friday. We should be ready to open Saturday.*
- *As you know, Bruce is no longer with us. We now have Chris who some of you remember being here before Ben.*
- *I will be meeting with Chris Tensen, Mike and Rob on Wednesdays to set review weekly work standards going forward on the quality of work here.*
- *The Township of Middletown has advised us that we will receive a reimbursement of \$7908.04 for the events of 2/15/07 and 3/16/07. This is based on our agreement dating back many years with Middletown. Apparently the reimbursement is based on inches of snow versus a more labor*

intensive process for ice and as you all know, we had at least 3 ice storms this year which required many hours of labor.

- *Sink hole on Ellsworth update: Efforts to locate maps of our storm drain system through the initial engineering company have failed. Their records do not go back to the year Shadow Lake was completed. I would suggest the Board meets to make a decision on how to proceed with this problem.*
- *Mike completed the construction of the cabinet surrounding the T.V. in the Clubhouse.*

Maintenance Report:

By Mike Hynes:

- *Work order report from 4/15/07-5/15/07 (attached)*
- *Siding and painting are ongoing*
- *Waterline repair at 30 Friendship Court is complete*
- *The main isolation valves on the irrigation pump that have not worked for years are now operational and give us the ability to turn the pump on and off in zones if necessary.*
- *The walk- throughs with Down to Earth have been completed and proposals are to be submitted on 5/25/07.*
- *Met with Cavanaugh's to set up new procedures. Cavanaugh's will call residents and make appointments directly with them. Maintenance will provide Cavanaugh's with phone numbers for coordination.*
- *A safety fence by the drainage basin in the back of Berkshire Court is in progress.*
- *Gutter cleaning will begin Village wide in June.*
- *Down to Earth planted flowers on the islands.*
- *Street sweeping is on hold until Verizon finishes installation of fiber optics.*
- *We are awaiting the results of soil tests that were done throughout the Village.*
- *The pool deck was power washed and the furniture was set-up*
- *A dye test was done on the storm drain on Ellsworth Court and no connecting storm lines were found in the drain pipe. The Board needs to decide if they want it to be filled with concrete or just seal the road over it.*
- *Kevin Byrne questioned when Verizon would be done with the heavy work. Dan Cavalli advised that if all goes well they should be done with the heavy work by the middle of July.*
- *Dave Anderson questioned what is being done about the recycling area. Dan advised that Mario of M&S has a catalog with different types of bins that we may be able to use. Dan also suggested the possibility of having the recycling*

picked up 3 times a week in the summer. Peter Sgaramella questioned whether we were going to do anything to improve the look of the recycling center. Dan suggested the Board form a committee to design a new look.

- *Anna Yurko questioned the status of the parking lot light repair. Dan Cavalli advised that JCP&L cannot locate the power source for the lights and will need to run lights from a new power source.*

Committee Reports:

- *Nancy Hagerman of the Garden Club advised that the Garden Club would like to update/accessorize the Boathouse. Nancy advised that the Garden Club would absorb all costs and labor. The Garden Club would also like to get rid of the sand by the Boathouse and replace it with dirt and plant low lying perennials. Cathleen Sullivan questioned if the Garden Club would absorb the cost of new carpeting as well. Nancy advised that the cost of the new carpet would be the only money they would be asking for. Roger Nicholson advised that since the House Committee has purview over the Boathouse the Garden Club should meet with them and then come back to the Board with recommendations.*

Residents' Comments/Business:

- *Joyce Pfeiffer of 30 Dickinson Court advised that she put in a work order for rust under the stairs and questioned what the status is. Mike Hynes advised that it is being scheduled. Joyce commented that she sees a big improvement to the grounds since she first moved in. Joyce also questioned the inaccuracies to the Board meeting schedule in the Chatterbox calendar. Jenn Allen advised that Lindsay types up the calendar every month with the correct dates and times and when Senior Publishing inputs it into the calendar they are making the errors, it has been brought to Senior Publishing's attention several times.*
- *Sandy Dwyer of 9 Belmont Court commented that people don't want to look at the recycling cans no matter what size they are.*
- *Beverly McKernan of 13 Belmont Court suggested getting cans in a more neutral color to make them less conspicuous.*
- *Erika Slepinski of 42 Western Reach advised that she has such bad drainage issues at her unit that she can't get out when it rains. Mrs. Slepinski advised that something was done last year but the condition hasn't changed. Mike*

Hynes advised that the drainage proposals from Down to Earth are in and her area is addressed on one of the proposals.

- *Betty Callahan of 42 Medford Court advised that the contractors working in the Village are throwing their loose trash in resident's trash bins. Mike Hynes advised he would look into it.*
- *Bill Wheatley of 34 Berkshire Court advised that this is his 3rd visit to a Board Meeting to complain about garbage pick-up. Mr. Wheatley advised that his garbage was missed 3 times since the last Board meeting.*
- *Janet Suphan of 28 Andover Court advised that she lost the sale of her unit due to the home inspection. Items listed on her inspection report were; deteriorating sidewalks, gutters pulling away from unit, deteriorating siding and a leaking chimney cap. Ms. Suphan questioned what goes on in the Village with preventative maintenance. Mike Hynes advised that the siding is on a 5 year replacement schedule and asked Ms. Suphan to bring a copy of the inspection report to the office so the above items could be repaired.*
- *Sophie Matyiku of 30 Lexington Court advised that she is having ongoing problems with her neighbors having violations. Roger Nicholson advised her to let the Association Office know so violations can be issued.*
- *Sue Stoddart of 23 Auburn Court questioned whether Verizon will be repairing areas they damaged or are the residents responsible to do this. Dan Cavalli advised that Verizon will be fixing the areas they disturbed.*

Trustee Reports:

- *Warren Van Nosedall advised that the Boathouse falls under the Clubhouse budget and he might possibly be able to find \$200 or \$300 for the Garden Club to use on the Boathouse.*
- *Kevin Byrne reminded the Board that Kiwanis still holds a donation from Heritage House Realty in memory of Phil Bragar. Kevin suggested using it to plant trees on the Golf Course.*

May 24, 2007 Motions:

- *A motion to accept Rich Capenegros' resignation as Chairperson of the Violations Committee and the Safety/Security Committee was made by Anna Yurko, seconded by Dave Anderson. All Board members present voted in favor.*
- *Motion to accept Charles Healy as the Chairperson of the Violations Committee was made by Anna Yurko, seconded by Warren Van Nosedall. All Board members present voted in favor.*

Approved 6/27/2007

- *A motion to approve the proposed structural organization of the Board of Trustees to go into effect with the 2007 Board re-organization was made by Peter Sgaramella, seconded by Margaret Mary Bambury. All Board members present voted in favor. (attached)*

Meeting adjourned 11:45 a.m.

Respectfully submitted,

*Jennifer Allen
Community Manager*

*David Anderson
Board Secretary*